165.0	0003	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	895,000 / 895,000
					USE VALUE:	895,000 / 895,000
					ASSESSED:	895,000 / 895,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PROKOS STAMATIS
Owner 2:	
Owner 3:	
Street 1:	27 SURRY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PROKOS MARY -
Owner 2:	-
Street 1:	27 SURRY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .105 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1918, having primarily Vinyl Exterior and 2604 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4579.000	499,900	4,900	390,200	895,000
Total Card	0.105	499,900	4,900	390,200	895,000
Total Parcel	0.105	499,900	4,900	390,200	895,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.72 /Parcel: 343.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

109297

GIS Ref

GIS Ref

Insp Date

07/25/18

!12782!

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0003-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	499,900	4900	4,579.	390,200	895,000		Year end	12/23/2021
2021	104	FV	476,900	4900	4,579.	390,200	872,000		Year End Roll	12/10/2020
2020	104	FV	477,100	4900	4,579.	390,200	872,200	872,200	Year End Roll	12/18/2019
2019	104	FV	369,800	4900	4,579.	390,200	764,900	764,900	Year End Roll	1/3/2019
2018	104	FV	369,800	4900	4,579.	345,600	720,300	720,300	Year End Roll	12/20/2017
2017	104	FV	346,600	4900	4,579.	289,800	641,300	641,300	Year End Roll	1/3/2017
2016	104	FV	346,600	4900	4,579.	289,800	641,300	641,300	Year End	1/4/2016
2015	104	FV	308,300	4900	4,579.	250,800	564,000	564,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:34:02

LAST REV

Date	Time
08/23/18	14:33:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12782

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PROKOS MARY	41714-59		12/31/2003		450,000	No	No		
VLAHOS BESSIE	25570-95		8/15/1995		90,000	No	No		A

USER DEFINED

Prior Id # 1:	109297
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
12/31/2008	Measured	372	PATRIOT
3/28/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4579		Sq. Ft.	Site		0	70.	1.22	8									390,159						390,200	

Total AC/HA:	0.10512	Total SF/SM:	4579	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	390,159	Spl Credit		Total:	390,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1918	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.07839656
Const Adj.:	0.98010004
Adj $ / SQ:	190.249
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679261
Depreciation:	179325
Depreciated Total:	499936

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 11 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

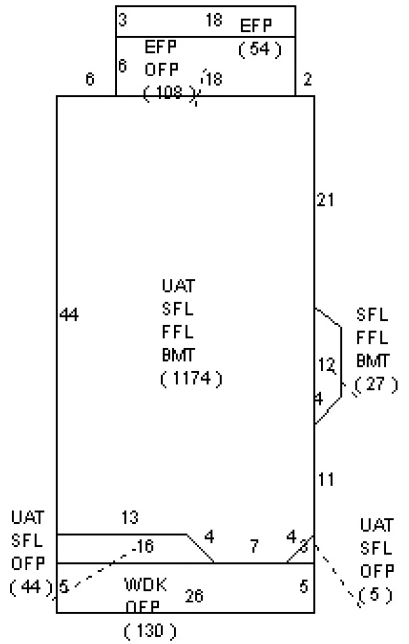
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	190.25
Special Features:	0	Val/Su Net:	110.18
Final Total:	499900	Val/Su SzAd	203.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,250	190.250	237,811
BMT	Basement	1,201	57.070	68,547
FFL	First Floor	1,201	190.250	228,489
UAT	Upper Attic	306	91.320	27,921
OFP	Open Porch	287	21.810	6,258
EFP	Enclos Porch	162	43.150	6,991
WDK	Deck	130	13.420	1,745
	Net Sketched Area:	4,537	Total:	577,762

Size Ad 2451 | Gross Area 5454 | FinArea 2604

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 165.0-0003-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X19	A	AV	1940	21.58	T	40	104			4,900			4,900

More: N | Total Yard Items: 4,900 | Total Special Featues: | Total: 4,900